
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION

November 14, 2019
Regular Session – 4:00 PM
Minutes

City Hall • 3rd Floor, Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Paul Bouknight, Bob Broom, Harris Cohn, Tom Savory, Angi Fuller Wildt

Members Absent: Ashley Johnson, Michel Moore

Staff: Amy Moore, Lucinda Statler, Rachel Walling, Megan McNish, Kristina Poston, Andrea Wolfe, John Fellows

I. CALL TO ORDER

Meeting was called to order at 4:00 PM by chairperson Tom Savory. Roll call, quorum established.

Ms. Moore noted changes to the agenda since publication. Under the Historic portion on the Regular Agenda, **1700 block of Calhoun Street, intersection of Calhoun and Talley Streets, appeal to staff decision, was deferred, and 2200 Hampton Street was deferred.** She then proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

DESIGN/HISTORIC

- 1. 1925 Pickens Street** (TMS#11404-01-05) Request for Certificate of Design Approval for an addition. *Landmark District/Bailey Bill property*

STAFF RECOMMENDATIONS:

Staff finds that the proposed addition at 1925 Pickens Street meets the criteria of Section 17-674(d) and 17-698(a) of the City Ordinance and **recommends granting a Certificate of Design Approval** with all details deferred to staff.

- 2. 3201 Amherst Avenue** (TMS# 13804-10-11) Request for Certificate of Design Approval for dormer addition. *Oakwood Court Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed dormer at 3201 Amherst is generally compatible with Section X of the Oakwood Court Architectural Conservation District design guidelines and **recommends granting a Certificate of Design Approval with the following conditions:**

- A third window be added to the dormer; dormer windows to be separated with mullions and trim be used around the windows to minimized the use of lapped siding at the edges of the dormer;
- The siding on the dormer be cement fiberboard or wood with a reveal to match the existing siding reveal;
- The dormer windows be 6/6 wood or aluminum clad wood windows with exterior muntins;
- All other details deferred to staff.

3. **1403 Richland Street**, Mann Simons Cottage (TMS# 09015-05-11) Request for Certificate of Design Approval for exterior changes and site improvement. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the proposal for changes to the site and exterior alterations at 1403 Richland Street comply with Section 17-674(d) of the City of Columbia Zoning Ordinance and **recommends granting a Certificate of Design Approval** with all details deferred to staff.

4. **1312 Northwood Street** (TMS# 09111-10-05) Request for a Certificate of Design Approval for an addition. *Earlewood Protection Area A*

STAFF RECOMMENDATIONS:

Staff find that the addition located 1312 Northwood does comply with Sections VII and VIII of the Earlewood Protection Area Guidelines and **recommends granting a Certificate of Design Approval** with all details deferred to staff.

5. **700 Gervais & 1100 Wayne Street** (TMS# 08916-11-02) Request Site Plan Approval for new construction. *Innovista Design/ West Gervais Street Historic Commercial District*. **Traffic Impact Study.**

STAFF RECOMMENDATIONS:

Approval with staff comments.

6. **1428 Oak Street** (TMS# 11407-15-01) Request for a Certificate of Design Approval for new construction. *Waverly Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that the new construction and site improvements at 1428 Oak Street generally complies with Section V of the Waverly guidelines and Section 17-674(f) of the City Ordinance and **recommends granting a Certificate of Design Approval with the following conditions:**

1. Substantial evergreen screening between 5' 6" and 6" be added to the parking lot as visible from Hampton Street to reduce its visual impact. This screening should be submitted to staff for approval and must be maintained by the owners;
2. Gate design and materials on the dumpster enclosure be approved by staff;
3. Final awning design to be approved by staff;
4. Final window design and glazing be approved by staff;
5. Final door design be approved by staff;
6. All other details deferred to staff.

APPROVAL OF MINUTES

October Minutes

Motion by Mr. Cohn to approve the minutes from last month's meeting and the Consent Agenda as it stands.

Motion seconded by Mr. Bouknight. Vote taken. Motion passes 5-0.

III. EXECUTIVE SESSION

The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim, pursuant to S.C. Code Section 30-4-70(a)(2).

- Bullstreet Development, LLC vs. City of Columbia Design/ Development Review Commission
- General Federation of Women's Clubs of South Carolina vs. City of Columbia Design/ Development Review Commission

Motion by Mr. Savory to remove the Executive Session from the agenda as there is no information to be discussed.

Motion seconded by Ms. Fuller Wildt. Vote taken. Motion passes 5-0.

IV. REGULAR AGENDA DESIGN

1. **20 Governor's Hill** (TMS# 0901007-11) Request for Certificate of Design Approval for new construction *City Center Design/ Development District*

Lucinda Statler, urban design planner, introduced the request which was before the Commission in August, and was deferred to address a number of concerns. At the September hearing, a subcommittee of the D/DRC was formed to discuss the outstanding concerns and provide guidance. Relevant guidelines and comments from the subcommittee are summarized and noted in the evaluation.

STAFF RECOMMENDATIONS:

The applicant has addressed many of the concerns and are much closer to meeting the design guidelines for City Center. Staff **recommends approval of the request, conditional upon the following items** being addressed and reviewed by staff:

- The roof be modified to a flat roof;
- The enclosed space on the roof and the screen wall on the west side of the roof be simplified;
- The west elevation be reconfigured to be a brick façade with applied metal grates to grow vines on, for which the design and detailing to be worked out with staff;
- The brick color to provide more contrast with the stucco;
- All windows provide at least a 4" depth reveal;
- Any other outstanding details be reviewed and approved by staff.

Matt Davis, architect, stated they were in agreement with staff comments and revisions would be made per staff recommendations.

Members of the public were invited to speak in favor or opposition of the request. Ashby Gressette, architect and resident, spoke on the request

Motion by Mr. Cohn to approve the applicant's request for Certificate of Design Approval at 20 Governor's Hill based on the following staff recommendations:

- The roof be modified to a flat roof;
- The enclosed space on the roof and the screen wall on the west side of the roof be simplified;
- The west elevation be reconfigured to be a brick façade with applied metal grates to grow vines on, for which the design and detailing to be worked out with staff;
- The brick color to provide more contrast with the stucco;
- All windows provide at least a 4" depth reveal;
- Any other outstanding details be reviewed and approved by staff.

Motion seconded by Mr. Broom. Vote taken. Motion passes 5-0.

HISTORIC

2. **1700 block of Calhoun Street, intersection of Calhoun and Talley Streets**
Appeal to staff decision **DEFERRED** Pending request for Certificate of Design Approval for modifications to the landmarked Wall on the former State Hospital Grounds (now the Bull Street Neighborhood). *Individual Landmark*
3. **117 Lincoln Street** (TMS# 08913-08-04) Request for a Certificate of Design Approval for site improvements; appeal to staff decision. *Whaley Street Protection Area*

Megan McNish, historic preservation planner, introduced the request for Certificate of Design for site improvements.

STAFF RECOMMENDATIONS:

Staff finds that approval of this request would create a precedent that would undermine the administration of this portion of the City Ordinance.

Staff finds that the parking area at 117 Lincoln Street is not in keeping with Section 17-674(f) of the City Ordinance and **recommends denial**. Concrete in excess of 12' maximum should be removed within 30 days. The plan for the altered driveway should be submitted to staff for approval prior to work beginning.

John Ecton, property owner, presented the request.

Members of the public were invited to speak in favor or opposition of the request. Wesley McManus, developer, spoke on the applicant's request

As no one else spoke or opposition of the request, testimony closed for Board discussion.

At this time, a motion was made, however due technical difficulties, the motion was not captured as the livestream froze and no audio or video was available for about five minutes. The D/DRC restated the motion in its entirety for the record when the technical difficulties were resolved.

Motion by Mr. Cohn to deny the applicant's request for a Certificate of Design Approval for 117 Lincoln Street based on the findings that driveway is not in accordance with Section 17-674(f) of the City Ordinance. Any modifications or future alterations should be submitted to staff for approval prior to any work beginning.

Motion seconded by Mr. Broom. Vote taken. Motion passes 5-0.

4. **2307 Wayne Street** (TMS# 09011-01-01) Request for a Certificate of Design Approval for new construction. *Elmwood Park PUD*

Megan McNish, historic preservation planner, introduced the request for construction of a single-family home on a vacant lot in the Elmwood Park Planned Unit Development (PUD).

STAFF RECOMMENDATIONS:

Staff finds that the new construction at 2307 Wayne Street generally complies with the pertinent guidelines from the *Standards for Review of Projects in –DP Districts* that were utilized for review of projects within the Elmwood Park Architectural Conservation

District at the time of the PUD's creation. Staff **recommends granting a Certificate of Design Approval with the following conditions:**

1. The gable on the roof of the front porch be removed;
2. The middle windows on the left elevation be centered;
3. Driveway be brick or concrete;
4. All other details deferred to staff.

Wesley McManus, applicant, presented the request.

As no one spoke or opposition of the request, testimony closed for Board discussion.

Motion by Ms. Fuller Wildt to approve the Certificate of Design Approval for 2307 Wayne Street in the Elmwood Park PUD with the following conditions:

1. The gable on the roof of the front porch be removed;
2. The window configuration match that of already pre-approved June 25, 2018, 2225 Wayne Street window configuration;
3. The driveway be brick or concrete; and
4. All other details deferred to staff.

Motion seconded by Mr. Cohn. Motion passes 5-0.

5. **2313 Wayne Street** (TMS# 09011-01-01) Request for a Certificate of Design Approval for new construction. *Elmwood Park PUD*

Megan McNish, historic preservation planner, introduced the request for Certificate of Design Approval for construction of a single-family home on a vacant lot in the Elmwood Park Planned Unit Development (PUD).

STAFF RECOMMENDATIONS:

Staff finds that the new construction at 2307 Wayne Street generally complies with the pertinent guidelines from the *Standards for Review of Projects in –DP Districts* that were utilized for review of projects within the Elmwood Park Architectural Conservation District at the time of the PUD's creation. Staff **recommends granting a Certificate of Design Approval with the following conditions:**

1. The gable on the roof of the front porch be removed and the front of the porch be on a single plane;
2. The corbels be removed;
3. An additional window be added on the first story of the left elevation to align with the front window on the second story;
4. The rendering provided for the right elevation be used with the following changes:
 - a. The windows on both stories closest to the façade move back several feet;
 - b. The second windows back from the façade should align;
 - c. All windows on a single story should be the same size, with the exception of accent windows;
5. Driveway be brick or concrete;
6. All other details deferred to staff.

Wesley McManus, applicant, presented the request.

As no one spoke or opposition of the request, testimony closed for Board discussion.

Motion by Mr. Savory to request a Request for Certificate of Design 2313 Wayne Street in the Elmwood Park PUD with the following conditions:

1. The gable on the roof of the front porch be removed and the front of the porch be on a single plane;
2. The corbels be removed;
3. The top right window on the left elevation be moved further to the right, and an accent window be placed directly below it to align with the stair on the interior as required;
4. The right elevation be per the colored rendering provided to the Commission by the applicant at this meeting;
5. Driveway be brick or concrete;
6. All other details deferred to staff.

Motion seconded by Mr. Cohn. Motion passes 5-0.

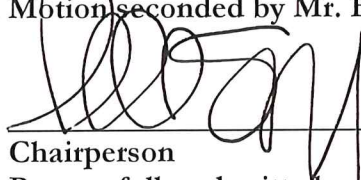
6. 2200 Hampton Street (TMS# 11407-14-01) Request for a Certificate of Design Approval for an addition and exterior changes. *Waverly Protection*

DEFERRED

V. OTHER BUSINESS

VI. ADJOURN

There being no further business, motion to adjourn by Ms. Fuller-Wildt.
Motion seconded by Mr. Broom. Meeting adjourned at 5:30PM.



Chairperson
Respectfully submitted
Planning and Development Services Department



Date